

CITY OF BELLEVUE  
BELLEVUE PLANNING COMMISSION  
MEETING MINUTES

March 9, 2005  
7:00 p.m.

Bellevue City Hall  
City Council Conference Room

COMMISSIONERS PRESENT: Chair Lynde, Vice-Chair Bonincontri, Commissioners Maggi, Mathews, Orrico, Robertson

COMMISSIONERS ABSENT: Commissioner Bach

STAFF PRESENT: Kathleen Burgess, Nicholas Matz, Department of Planning and Community Development

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Chair Lynde who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Robertson, who arrived at 7:03 p.m., and Commissioner Bach, who was excused.

3. APPROVAL OF AGENDA

The agenda was approved by consensus.

4. STAFF REPORTS – None

5. PUBLIC COMMENT – None

6. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

7. STUDY SESSION

A. Comprehensive Plan Amendments  
– 2005 CPAs

Senior Planner Nicholas Matz informed the Commission that five annual Comprehensive Plan Amendments have been submitted, one of which is non site specific. He said a public hearing is scheduled for April 6 at which time the Commission will be asked to act on the docketed list of proposed amendments. Once a recommended docket of amendments is created using the Land Use Code evaluation criteria, the Council will be asked to act on the recommendation. The Commission will then proceed to discuss the merits of each application before holding a second public hearing in early summer. The schedule calls for the Commission to submit its recommendation on the merits of each application to the Council for action after the August

break.

Answering a question asked by Commissioner Maggi, Mr. Matz explained that for each application an environmental checklist must be submitted, along with a supplemental sheet for non-project actions.

### *Twilight Properties*

Mr. Matz said the Twilight Properties application seeks to amend Policy S-BT-44 of the Bridle Trails subarea plan. The applicant owns an office building within the subarea and believes the policy as currently written affects their ability to use their site to the fullest extent. Because the policy affects the entire Bridle Trails subarea, other properties would be affected by changing the policy language.

Policy S-BT-44 requires a buffer between more intense and less intense uses within the Bridle Trails subarea. For all intents and purposes, a less intense use is a single family residence, and a more intense use is anything else. The policy requires a buffer to exist between single family and any other use. The applicant is seeking a reduction in the amount of buffer required in order to increase the amount of parking for the office space.

The Commissioners were shown a video clip of the subject property, and another of a site proposed for a church that would also be affected by the proposed policy revision.

Answering a question asked by Chair Lynde, Mr. Matz said the intent of the policy as it currently reads is to require a dense buffer between less intense and more intense uses similar to the buffer required under the transition area requirements. Chair Lynde asked staff to bring to the next study session the buffer requirements for transition areas.

Commissioner Mathews asked staff to also return with a figure showing the maximum number of parking spaces allowed for the office building and the church property. Mr. Matz said he will do that, but pointed out that because the policy applies to the entire Bridle Trails subarea there likely are other sites that would be affected.

Commissioner Robertson asked if a playground falls under the definition of pedestrian activity. Mr. Matz said the current policy is written to specifically allow play areas within the buffer for elementary schools, mini daycare centers and daycare centers, provided the playground does not intrude into the 20-foot planting area. A church use would not be permitted to locate anything within the buffer area under the policy as written, unless it includes a school or daycare use.

Commissioner Orrico pointed out that the applicant's proposed policy language would still not allow a play area in the buffer for any use other than a school or daycare, unless a play area falls under the definition of a pedestrian use.

Commissioner Bonincontri asked if it would be possible to allow exceptions to the buffer requirements for certain uses instead of re-wording the policy that applies to the entire subarea. Mr. Matz said that approach could be taken, though it would be preferable to wait until the actual amendment is on the table and under consideration. The proposed amendment, however, would first have to be approved for inclusion on the docket.

Commissioner Maggi asked when the existing policy language was adopted. Mr. Matz said it was adopted in 1998 as a privately initiated Comprehensive Plan Amendment. Commissioner Maggi asked if the parking the applicant wants for his office building would be allowed outright

or only by conditional use permit. Mr. Matz said he will find out.

Mr. Matz informed the Commissioners that non site-specific amendments are not subject to geographic scoping.

*Wuhrman*

Mr. Matz said the privately suggested application seeks a change to the designation for a 0.4 acre site in the North Bellevue subarea from Single Family-Medium to Single Family-High. The change would permit either four or five units per acre; the maximum density for the subject property would be determined during a subsequent rezone process.

The Commissioners were shown a video clip of the subject property.

Mr. Matz said the suggestion of staff is to expand the geographic scoping area to include the southern half of the block bordered by 98 Avenue NE, NE 5<sup>th</sup> Street, and 97<sup>th</sup> Avenue NE, and to the north to include the entire block bordered by 98<sup>th</sup> Avenue NE, NE 5<sup>th</sup> Street, 99<sup>th</sup> Avenue NE, and NE 8<sup>th</sup> Street. There is potential for immediate redevelopment on two lots; several of the lots within the area are nonconforming as to size to their existing zoning classification.

Ms. Burgess told the Commissioners that the decision regarding the geographic scoping will be made following the public hearing in April. She asked for comments on how large an area should receive notice of the proposed action. If no geographic scoping is anticipated, notice will be sent to all properties within 200 feet of the site. Two signs will be posted on the subject property, one facing each street front.

There was agreement to expand the geographic scoping as proposed by staff and with Chair Lynde's suggestion to expand the noticing in accord with expanding the noticing beyond 200' in some areas to smooth out the boundaries of the notice area.

*Tingle*

Mr. Matz said the privately initiated Comprehensive Plan Amendment is for a property located in unincorporated King County on the east side of the 7000 block of Lakemont Boulevard SE. The application involves 5.25 acres and three vacant parcels. The proposal is to go from Single Family-Low to Single Family-Urban Residential.

Mr. Matz allowed that approval of the amendment could allow for a rezone to R-7.5, though the site would have to be annexed before it could be developed at that density. The site has a pre-annexation zoning of R-1.

The Commissioners were shown a video clip showing the subject property.

Mr. Matz shared with the Commissioners the recommendation of staff to expand the geographic scoping to include the areas to the south and west that are in unincorporated King County. Mr. Matz also noted the Commission visited the question of the appropriate density for the area in 2000 as part of the Lakemont Land Use Study; the conclusion reached at that time was that the properties did not warrant additional consideration for density because they were similarly situated, generally constrained by steep slopes/sensitive areas, or are in the presence of coal mine hazards. The site to the immediate north of the Tingle property is also in unincorporated King County, but it is currently under consideration for annexation into Bellevue in order to develop it as a city park.

### *Puget Sound Energy Crossroads*

Ms. Burgess said the subject property is located at the northwest corner of 156<sup>th</sup> Avenue NE and NE 8<sup>th</sup> Street across from Crossroads Shopping Center. The site is zoned Office and is bordered by multifamily to the north and west, single family to the southwest, and Community Business to the south, southeast and east. The proponent is seeking a Community Business designation.

The Commissioners were shown a video of the subject property.

Ms. Burgess said staff does not recommend expanding the geographic scoping.

The Commissioners had no questions or comments.

### *Lochwood Commons*

Mr. Matz said the privately initiated Comprehensive Plan Amendment seeks to change a 0.7 acre site from Office to Multifamily-Medium to allow for a rezone for up to 20 units per acre. The property is bordered to the north by Office, to the west by General Commercial, to the south by Multifamily-Medium, and to the east Wilburton Park. The site is currently vacant, and the applicant intends to develop the site at a Multifamily-Medium density.

Mr. Matz said staff does not recommend expanding the geographic scoping.

The Commissioners were shown a video clip of the site.

Answering a question asked by Commissioner Maggi about the proposed use, Mr. Matz explained that the applicant's stated purpose was to not have Transition Area requirements apply to the site, since they severely restrict the development of the site for Office use.

Ms. Burgess said a staff report for each application will be available to the public three weeks prior to the April 6 public hearing.

8. OLD BUSINESS – None

9. APPROVAL OF MINUTES

A. January 12, 2005

Motion to approve the minutes as submitted was made by Commissioner Orrico. Second was by Commissioner Mathews and the motion carried without dissent; Commissioner Bonincontri abstained from voting.

10. NEW BUSINESS – None

11. PUBLIC COMMENT

Mr. Bob Johns, 1500 114<sup>th</sup> Avenue SE, spoke as the representative for Twilight Properties. He said his client has one specific property that is severely impacted by the way Policy S-BT-44 applies. He said Twilight Properties would be delighted to find a way to make the proposed change apply only to that one property. He said he will talk with staff to see how that could be done. He said another client of his owns the property to the immediate north of the Tingle

property and is in the process of annexing the site into the city for the purpose of dedicating it to the city for use as a part, with the exception of one small area in the north near the multifamily property.

12. ADJOURNMENT

Chair Lynde adjourned the meeting at 7:58 p.m.

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Staff to Planning Commission

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Date

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Chair to Planning Commission

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Date